
Sent: 17 May 2026 14:52
To: Planning
Subject: Land at Hornbrook Farm Brighton Road West Sussex. DC/26/0530

Categories: Comments Received

Ellisfield
Sandeman Way
Horsham
RH13 6EL

17/05/2026

Horsham District Council Planning
DC/26/0530
Proposed development of
Land at Hornbrook Farm Brighton Road West Sussex

Re: Objection to the above planning application of 180 dwellings.

We wish to formally object to the above planning application on the following grounds.

1. Flood risk and drainage concerns.

The proposed development site and surrounding area already experience significant surface water flooding during periods of heavy rainfall. We have witnessed and have photographic evidence of flooding following storms and prolonged rain. Our concerns are that the development will only worsen these conditions and as our house is approximately six metres from the Hornbrook it could have a serious impact on our home and garden.

With reference to 1 in 100 years flood events, recent weather patterns and climate change demonstrates that such events are becoming increasingly frequent and severe.

The introduction of 180 dwellings, together with associated roads, driveways, parking areas and other hard standing infrastructure will greatly reduce the site's natural permeability and ability to absorb rainwater. The loss of green space and permeable ground will inevitably increase surface water runoff into surrounding drainage systems and nearby properties. There is insufficient evidence within the application to demonstrate that the proposed drainage infrastructure can adequately mitigate this increased flood risk over the long term, particularly during extreme rainfall events.

The development therefore appears contrary to the principles of sustainable development and flood risk management set out within the National Planning Policy Framework (NPPF), which seeks to avoid inappropriate development in areas at risk of flooding.

2. Highway Safety and Traffic Concerns.

The proposed development of 180 houses would generate a substantial increase in vehicle movements. With only a single junction for both entry and exit to the development there must be serious concerns regarding:

Traffic congestion during peak hours;

Delays for emergency service access

Highway safety for pedestrians and cyclists Increased pressure on existing local roads and junctions And major problems should the single access route become blocked or unsafe.

Having the existing road network already under pressure at peak times, the application does not provide sufficient reassurance that the local infrastructure can safely accommodate the additional traffic generated by a development of this scale.

The scale and density of the proposal appear disproportionate to the character and capacity of the surrounding area.

For the reasons outlined particularly the increased flood risk, loss of permeable green land, inadequate access arrangements and traffic concerns, I respectfully request that the planning application be refused.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

Sent from my iPad